



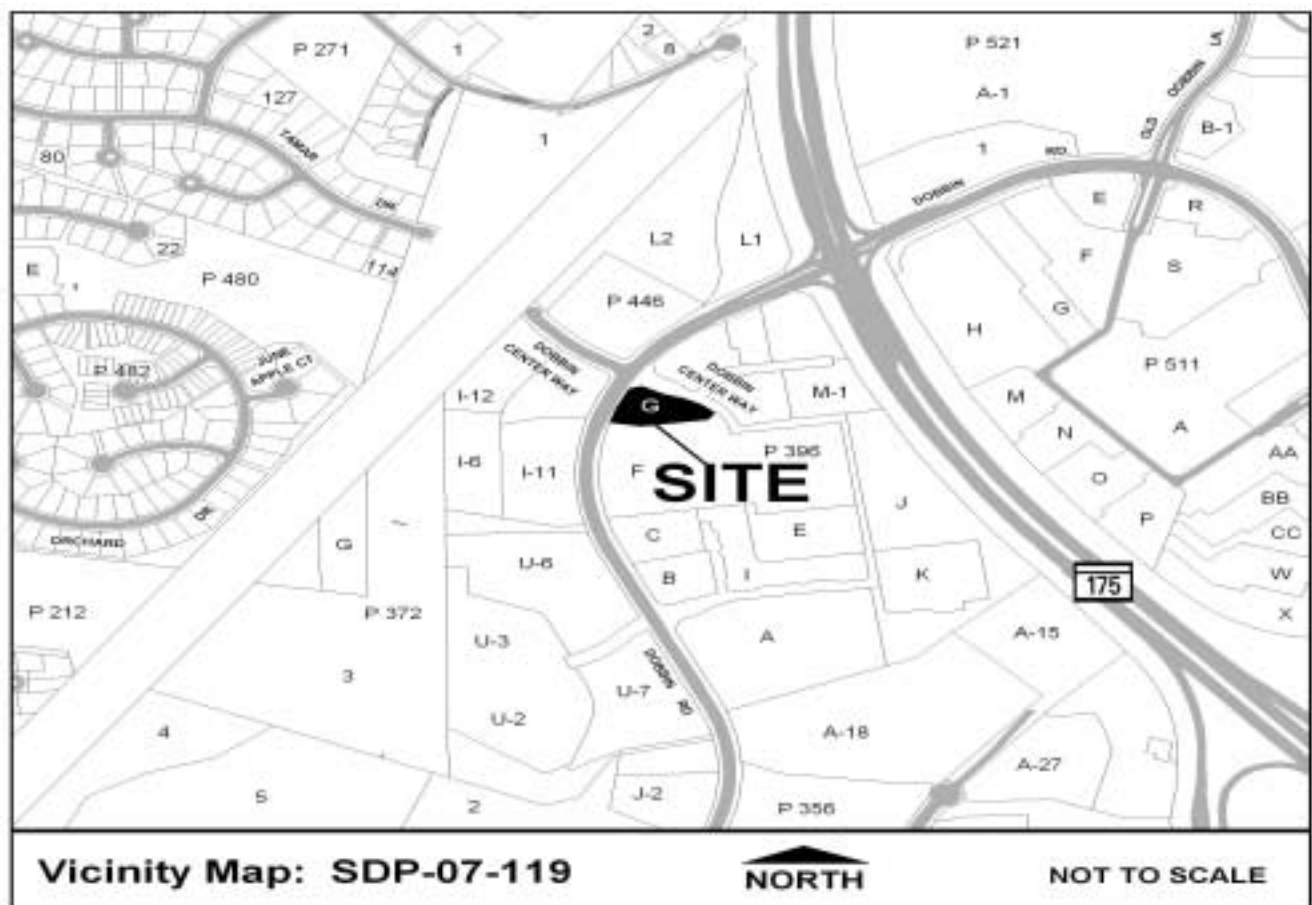
Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

TECHNICAL STAFF REPORT

Planning Board Meeting of January 17, 2008

<u>Case No./Petitioner:</u>	SDP-07-119, Rahmat, LLC/Commerce Bank
<u>Subject:</u>	SDP-07-119, Dobbin Road Commercial Center, Section 1, Area 1, Parcel G, proposed bank
<u>Request:</u>	For approval of a site development plan (SDP) for the construction of a bank (Commerce Bank), on 1.007 +/- acres of land zoned New Town, Employment Center-Commercial land use, in accordance with Final Development Plan Phase 132-A-III (FDP 132-A-III).
<u>Location:</u>	The subject site is located on the southeast corner of Dobbin Road (a public road) and Dobbin Center Way (a private road), approximately 700 feet west of Little Patuxent Parkway (a public road), in the Sixth Election District of Howard County, Maryland.



Vicinal Properties:

The site is bounded on the north and east by Dobbin Road Commercial Center, Section 1, Area 1, Parcel N, zoned New Town, Employment Center – Commercial land use (NT, EC-COMM), improved with Dobbin Center Way, a private road; on the south by Dobbin Road Commercial Center, Section 1, Area 1, Parcel F, zoned NT, EC-COMM, improved with retail/commercial buildings, parking and driveways, and on the west by Dobbin Road, a public road.

Site History:

1. F-81-36c, Dobbin Road Commercial Center, Section 1, Area 1, Parcels A-N, recorded on 05/28/81
2. FDP 132-A-III, Dobbin Road Commercial Center, Section 1, Area 1, recorded on 10/05/84
3. SDP-84-034, Dobbin Road Commercial Center, Section 1, Area 1, Parcel G, Mobil Gas Station, approved 10/05/84

Site Analysis:

Area of Parcel G.....	1.007 acres
Max. bldg. height permitted.....	50 feet or as approved by the Planning Board
Max. bldg. height proposed.....	25' 10.625"
Max. bldg. coverage permitted.....	None, except as approved by the Planning Board
Max. bldg. coverage proposed.....	(3,669 sq. ft. bank bldg. plus canopy and roof/bldg. overhangs = 4,553 sq. ft. total).....4,553 sq. ft. or 10.38%
Min. required structure setback from a public road R/W.....	30 feet or as approved by the Planning Board
Proposed minimum structure setback from a public road R/W: Dobbin Road.....	84 ± feet
Parking spaces required at 5 PS per 1,000 sq. ft. (3,669 sq. ft. bank bldg.).....	19 spaces
Parking spaces provided	27 spaces
Min. required parking setback from a lot line.....	10 feet or as approved by the Planning Board
Proposed minimum parking setback from lot line: Adjacent Parcel F.....	2.33 feet and 6 feet

- A. The site is currently improved with a Mobil Gas Station that was constructed in accordance with approved, SDP-84-034, that is to be removed. Vehicular access to the existing gas station site is provided by one existing entrance onto the existing private road, Dobbin Center Way and two existing entrances onto an existing private driveway on adjacent Parcel F. These three existing vehicular access entrances are to remain and be used by the proposed bank after the existing gas station is removed.
- B. SDP-07-119 proposes the removal of the existing gas station, construction of a bank bldg. with an attached canopy over two drive-thru vehicle-stacking lanes and a drive-thru banking machine island, 27 parking spaces, a 1.7' high retaining wall, outdoor lighting, and landscaping.

- C. This site is exempt from the requirements of the Forest Conservation Act in accordance with Subdivision Section 16.1202(b)(1)(iv) because it is a part of a planned unit development (New Town) with preliminary plan approval and 50% or more of its land developed before 12/31/92.
- D. The FDP 132-A-III criteria permits the Planning Board to approve the locations of the proposed parking areas 7.67 feet (for a proposed 7 space parking area) and 4 feet (for the proposed drive-thru vehicle stacking lane) within the required 10 foot parking setback referenced from the internal, common lot line where this site is adjacent to adjoining Parcel F. This site, adjacent Parcel F and the other parcels within the shopping center share parking and vehicular access across and among these parcels. Existing parking on adjacent Parcel F abuts this site with a zero setback. Based on this, the Department of Planning and Zoning recommends that the Planning Board approve the locations of the proposed parking areas 7.67 feet (for a proposed 7 space parking area) and 4 feet (for the proposed drive-thru vehicle stacking lane which is defined as a "parking area" in Zoning Regulation Section 103.A.112) within the required 10 foot parking setback referenced from the internal, common lot line where this site is adjacent to adjoining Parcel F.
- E. With the exception of the above referenced 10 foot parking setback adjustments that require the evaluation and approval of the Planning Board, this SDP is in accordance with all applicable FDP 132-A-III requirements and the New Town alternative compliance provision of the Landscape Manual.
- F. The SDP-07-119 file is available for public review at the Department of Planning and Zoning public service counter, Monday through Friday, 8:00 am to 5:00 pm, except on Howard County Government observed holidays.

SRC Action:

On 11/09/07, the Subdivision Review Committee determined this plan to be "approvable", subject to its agencies comments, and the plan being approved by the Planning Board. The SRC agencies comments primarily addressed minor corrections and additions to the plan.

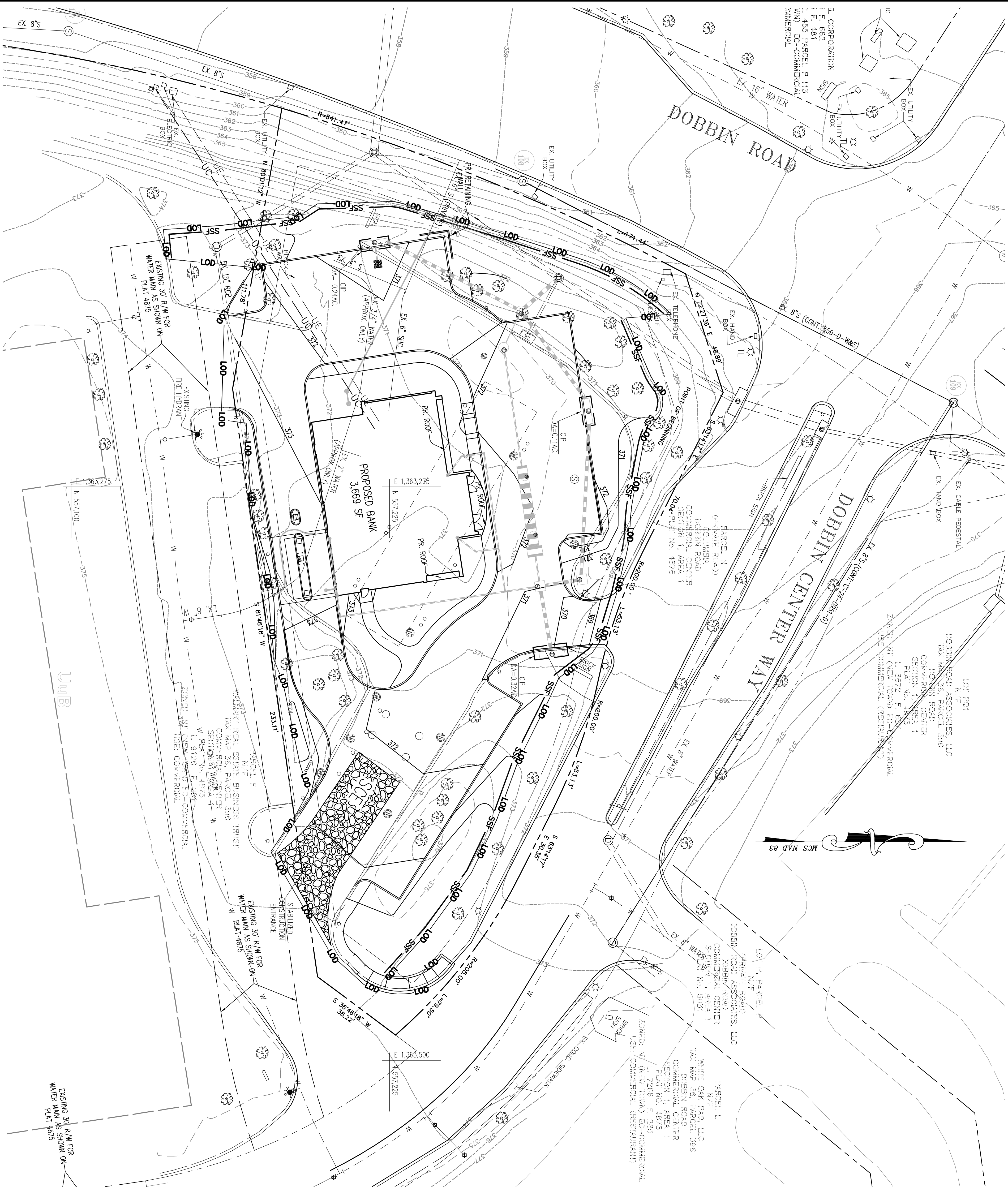
Recommendation:

The Department of Planning and Zoning recommends **approval** of the parking area setback adjustments and the site development plan, subject to compliance with the SRC agencies' comments.

Marsha McLaughlin, Director
Department of Planning and Zoning

Date

MM/ma/sdp07119.stfrpt



LEGEND

— LOD — LOD —

SSF

15' ROP

PROPOSED STORM DRAIN

PROPOSED INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

- BEFORE APPLYING FOR GRADING PERMIT, GET THE NECESSARY AUTHORIZATION FROM THE CITY ENGINEER'S OFFICE FOR DEMOLITION ON SITE. DISCARD THE EXISTING UTILITIES ON SITE IF NOT TO BE REUSED. (1 MONTH)
- APPLY FOR AND OBTAIN ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION OF THE EXISTING STRUCTURES. (1 MONTH)
- OBTAIN GRADING PERMIT.
- HAVE ALL UTILITIES DISCONNECTED PRIOR TO BEGINNING DEMOLITION.
- INSTALL SUPER SLIT FENCE AS SHOWN ON THE APPROVED PLAN.(2 DAYS)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE OVERTOP EX. PAVING
- BEGIN REMOVAL OF THE EXISTING STRUCTURES, ELECTRICAL, WIRING, CABLES, TRANSFORMERS, UNDERGROUND TANKS AND OTHER ITEMS IDENTIFIED ON THE DEMOLITION PLAN OR AS NORMALLY REQUIRED TO PREPARE THE SITE FOR CONSTRUCTION. RETURN ALL METERS TO THE APPROPRIATE UTILITY COMPANY AS DIRECTED BY THOSE COMPANIES. DELAY REMOVAL OF PAVING OR GRADING AT THIS TIME. (2 WEEKS)
- INSTALL REMAINING SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED SEDIMENT CONTROL PLAN. OBTAIN THE INSPECTOR'S APPROVAL OF INSTALLED DEVICES BEFORE WORK PROCEEDS (2 DAYS).
- BEGIN REMOVAL OF PAVED SURFACES AND REMAINING GRAVEL, AND BEGIN GRADING OPERATIONS. (1 WEEK)
- UPON COMPLETION OF ROUGH GRADING, BEGIN BUILDING AND UTILITY CONSTRUCTION. (1 MONTH)
- UPON COMPLETION OF UTILITY WORK, FINE GRADE PARKING AREAS AND INSTALL CURB AND GUTTER, AS WORK IS COMPLETED IN A GIVEN AREA, FINE GRADE AND INSTALL PERMANENT STABILIZATION TO THOSE AREAS. (2 WEEKS)
- UPON COMPLETION OF CURB AND GUTTER PREPARE THE SUBGRADE AND APPLY BASE PAVING. DELAY INSTALLATION OF FINAL SURFACE COURSE UNTIL ALL HEAVY CONSTRUCTION HAS LEFT THE SITE. CONTINUE WITH BUILDING CONSTRUCTION. (1 MONTH)
- UPON COMPLETION OF EXTERIOR BUILDING WORK, FINE GRADE AREAS AROUND BUILDING AND INSTALL SIDEWALKS AND FINAL LANDSCAPE MATERIALS. (1 WEEK)
- APPLY TOPSOIL AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PERMANENT SEEDING NOTES. (3 DAYS)
- COMPLETE BUILDING CONSTRUCTION. (1 MONTH)
- UPON COMPLETION OF REMAINING WORK, STABILIZE ANY REMAINING AREAS AND APPLY SURFACE COURSE PAVING AND STRIPING. (1 WEEK)
- UPON ESTABLISHMENT OF ALL FINAL VEGETATION AND WITH PERMISSION OF THE COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE SEDIMENT CONTROL DEVICES. (2 DAYS)

BY THE DEVELOPER :

I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN, AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEING CONDUCTED BY THE HOWARD COUNTY ENGINEER'S OFFICE. PERIODIC ON-SITE INSPECTIONS BY THE HOWARD SOIL CONSERVATION DISTRICT.

DEVELOPER	DATE
BY THE ENGINEER :	
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.	
ENGINEER	DATE
THESE PLANS HAVE BEEN REVIEWED FOR THE HOWARD SOIL CONSERVATION DISTRICT AND MEET THE TECHNICAL REQUIREMENTS FOR SOIL EROSION AND SEDIMENT CONTROL.	
NATURAL RESOURCES CONSERVATION SERVICE	
DATE	

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT

DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DATE	REVISION

OWNER Rohmat, LLC

2809 Bryon Court
Ellicott City, MD 21043
Phone No. (410) 740-1493

DEVELOPER COMMERCE BANK

9000 Arlun Way, Building 1
Mount Laurel, NJ 08054
Phone No. (888) 751- 9000

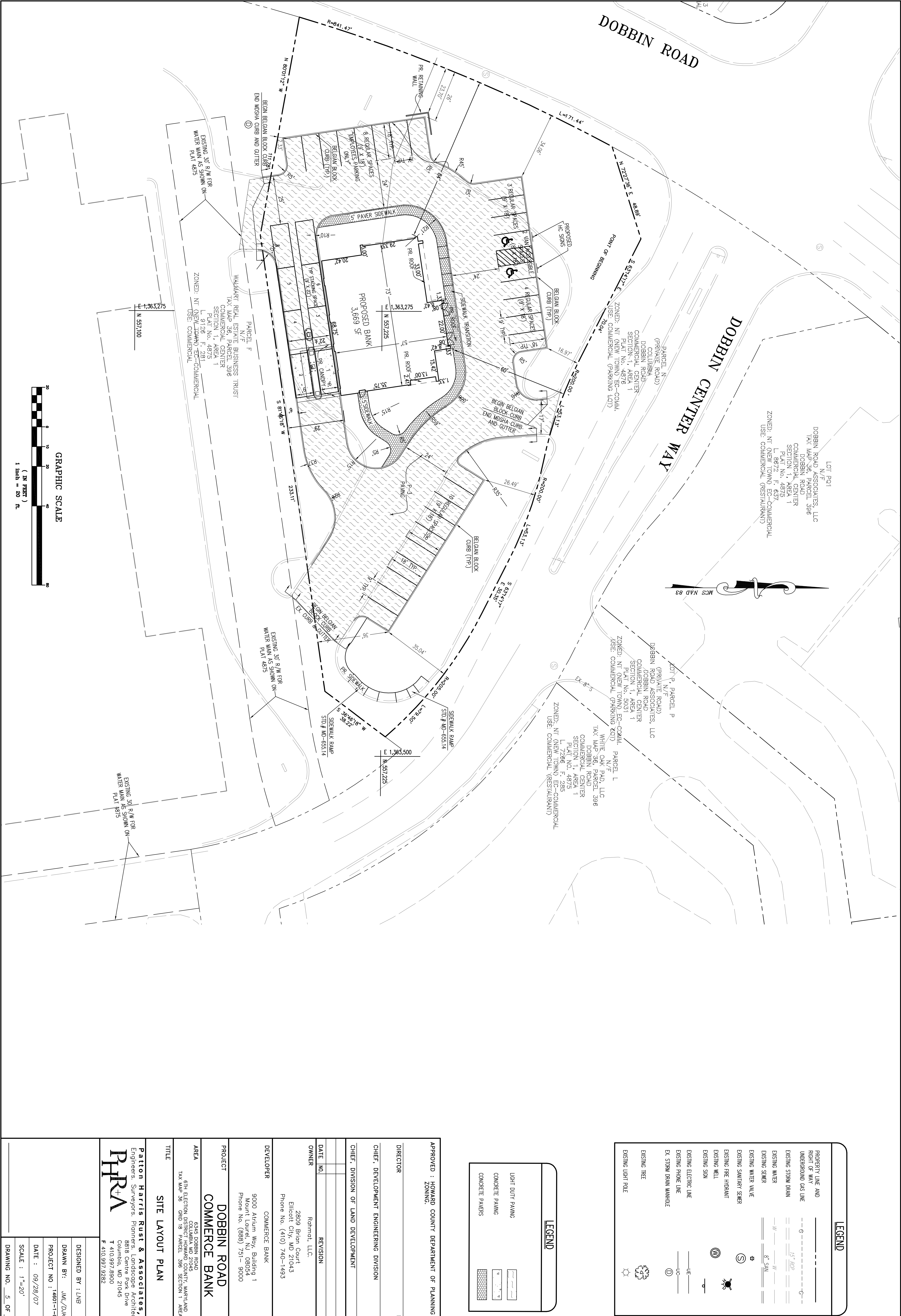
PROJECT DOBBIN ROAD
COMMERCE BANK

AREA 6345 DOBBIN ROAD
COLUMBIA, MD 21045
TAX MAP 36, GRID 18, PARCEL 398, SECTION 1, AREA 1

TITLE EROSION AND SEDIMENT
CONTROL PLAN

Patton Harris Rust & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects,
6818 Centreville Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

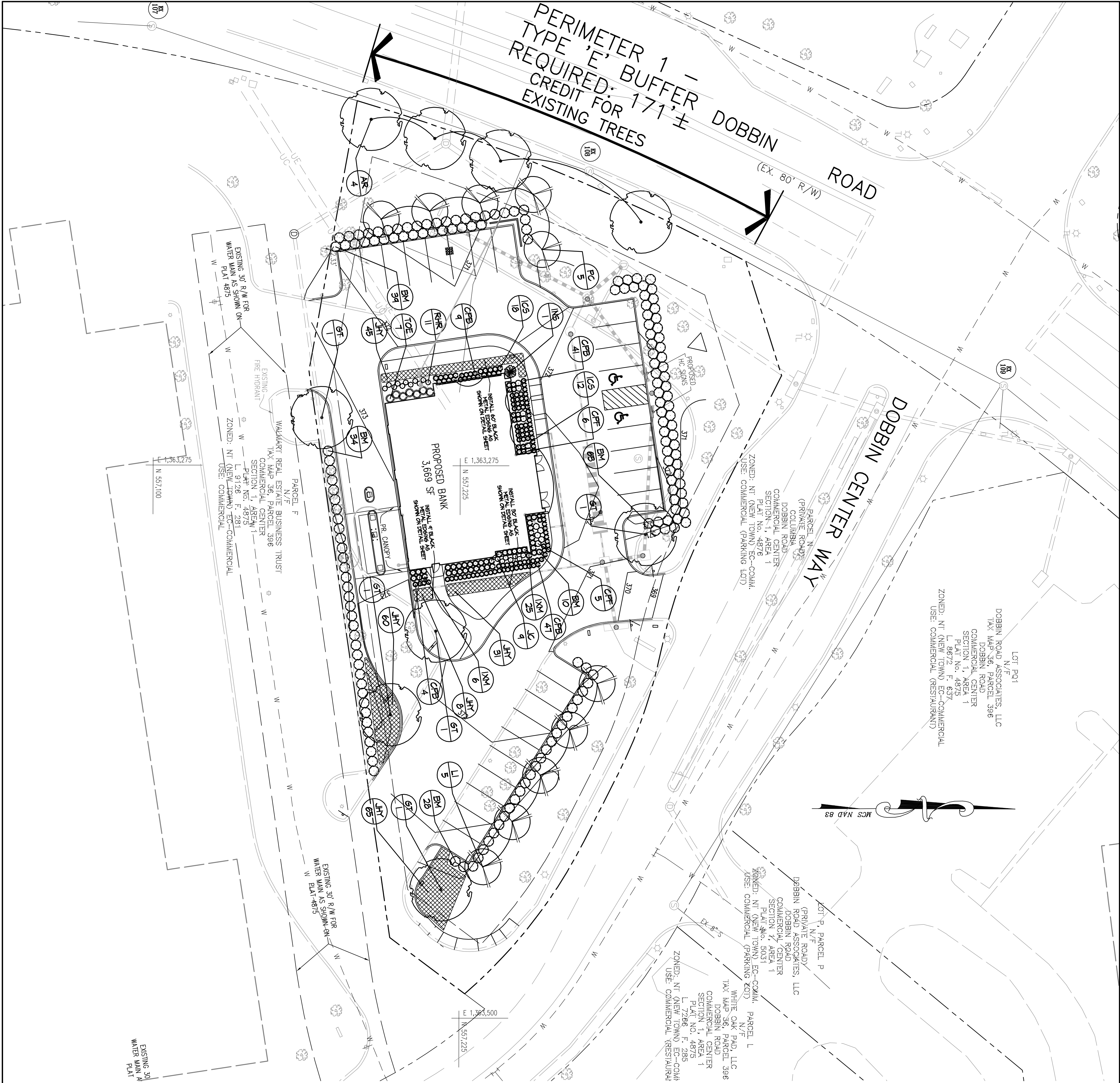
DESIGNED BY : PDK
DRAWN BY: DJK
PROJECT NO : 14601-1-0
DATE : 10/12/07
SCALE : 1" = 20'
DRAWING NO. 3 OF 20



LEGEND	
PROPERTY LINE AND RIGHT OF WAY	---
UNDERGROUND GAS LINE	---G---
EXISTING STORM DRAIN	==13" RCP==
EXISTING WATER	==W==
EXISTING SEWER	==8" SAN==
EXISTING WATER VALVE	⊕
EXISTING SANITARY SEWER	⊙
EXISTING FIRE HYDRANT	⊗
EXISTING WELL	⊕
EXISTING SIGN	⊕
EXISTING ELECTRIC LINE	---UE---
EXISTING PHONE LINE	---UC---
EX. STORM DRAIN MANHOLE	⊕
EXISTING TREE	⊕
EXISTING LIGHT POLE	⊕

LEGEND	
LIGHT DUTY PAVING	▨
CONCRETE PAVING	▩
CONCRETE PAVERS	▩

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
DIRECTOR	DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DATE NO.	REVISION
OWNER	Rahmot, LLC. 2809 Brion Court Ellicott City, MD 21043 Phone No. (410) 740-1493
DEVELOPER	COMMERCE BANK 9000 Arrium Way, Building 1 Mount Laurel, NJ 08054 Phone No. (888) 751- 9000
PROJECT	DOBBIN ROAD COMMERCE BANK
AREA	6345 DOBBIN ROAD 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND TAX MAP 36 GRID 18 PARCEL 396 SECTION 1 AREA 1
TITLE	SITE LAYOUT PLAN
Patton Harris Rust & Associates, PC Engineers, Surveyors, Planners, Landscape Architects, 1700 Northpoint Drive, Suite 200 Columbia, MD 21045 T 410.997.8900 F 410.997.9282	
DESIGNED BY : LNB	
DRAWN BY: JML/DJK	
PROJECT NO : 14601-1-0	
DATE : 09/28/07	
SCALE : 1"=20'	
DRAWING NO. 5 OF 20	



LANDSCAPE PLANT LIST					
SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
MAJOR SHADE TREES					
AR	4	Acer rubrum 'October Glory'	3" Col.	B&B	Plant as shown
OT	5	Thornless, Common Honeylocust	2.5"-3" Col.	B&B	Plant as shown
ORNAMENTAL TREES					
U	5	Loganstonia indica 'Cherokee'	1" Col, 12"-14" Ht.	B&B	Multi-stem leaders
PC	5	Prunus cerasifera 'Thundercloud'	2" Col.	B&B	Plant as shown
SHRUBS					
TOE	7	Thuja occidentalis 'Emerald'	5"-6" ht.	B&B	Plant as shown
ICS	18	Ilex crenata 'Steads'	36" ht.	B&B	30" O.C.
CPF	11	Chamaecyparis pinnatifida var. 'Aurea Nana'	7 Gal.	Cont.	Plant as shown
CPB	101	Barberry 'Thornless', Common Flamy'	3 Gal., 12"-15" Ht.	Cont.	30" O.C.
BM	174	Buxus microphylla 'Korean'	24"-36" ht.	B&B	30" O.C.
IXM	31	Ilex x meserveae 'Blue Princess'	30" ht.	B&B	30" O.C.
INS	1	Ilex 'Nelle R. Stevens'	6"-7" ht.	B&B	Plant as shown
JC	9	Juniperus horizontalis 'Andorra'	3 Gal.	Cont.	30" O.C.
JHY	285	Juniperus horizontalis 'Andorra'	3 Gal.	Cont.	30" O.C.
RHR	11	Rhododendron 'Hershey's Red'	3 Gal., 15"-18" Ht.	Cont.	30" O.C.
JCB	34	Juniperus conferta 'Blue Pacific'	3 Gal.	Cont.	24" O.C.
JHP	36	Juniperus horizontalis 'Plumosa Compacta'	3 Gal.	Cont.	24" O.C.

- NOTES:**
1. ALL LANDSCAPED AREAS SHOWN ON PLAN WILL BE IRRIGATED WITH AN AUTOMATIC SPRINKLER SYSTEM.
 2. ALL PROPOSED LANDSCAPING SHALL BE WARRANTED FOR A 2 YEAR PERIOD.
 3. SEE LIGHTING PLAN FOR LIGHTING LOCATIONS AND DETAILS
- IRRIGATION NOTE:**
- CONTRACTOR TO PROVIDE AN IRRIGATION DESIGN FOR BOTH LAWN & BED AREAS. DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR TO VERIFY STATIC PRESSURE PRIOR TO DESIGN. REDUCING DEVICES REQUIRED TO MEET MAXIMUM PRESSURE REQUIREMENT. SYSTEM DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS AND CONTROLLERS. ALL STEAKS IN PARENTHESIS MUST BE SPARK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY PERMITS, INSTALLATION AND PERMITTING.

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.	
PRELIMINARY LANDSCAPE DOB - #0514151304	
INSTALLATION OF LANDSCAPE DESIGN SHOWN ON THIS PLAN TO BE COORDINATED WITH: COMMERCE BANK 17000 HORIZON WAY MOUNT LAUREL, NJ 08054 856-470-3185 RAY ZEROWSKI - RLA, C.L.A.	
CONTRACT NOTE:	
DESIGNED BY : JML	
DRAWN BY : JML	
PROJECT NO : 14601-1-0	
DATE : 12/04/07	
SCALE : 1"=20'	
DRAWING NO. 9 OF 20	
TITLE LANDSCAPE PLAN	
PROJECT DOB BIN ROAD COMMERCE BANK	
AREA 6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND TAX MAP 36 GRID 18 PARCEL 396 SECTION 1 AREA 1	
DEVELOPER COMMERCE BANK 9000 Atrium Way, Building 1 Mount Laurel, NJ 08054 Phone No. (856) 751-9000	
OWNER Rohmco, LLC. 2809 Brian Court Ellicott City, MD 21043 Phone No. (410) 740-1493	
DATE NO. REVISION	
CHIEF, DIVISION OF LAND DEVELOPMENT	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	
DIRECTOR	

